

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL SE-81
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Mr. Pak Kee Ng has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel SE-81 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Mr. Pak Kee Ng be and hereby is tentatively designated as Redeveloper of Disposition Parcel SE-81 in the South End Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and

- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed development and rental schedule.

2. That disposal of Parcel SE-81 by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

SUBMISSION OF LETTER OF INTENT

Letters of Intent, addressed to Mr. William Mendes, South End Project Coordinator, Boston Redevelopment Authority, 1 City Hall Square, Boston, Massachusetts, must be submitted by 5:00 P.M. on February 26, 1982 and must be accompanied by all of the documents referred to in this Developer's Kit.

Developers should submit completed form HUD 6004, Redeveloper's Statement for Public Disclosure, and Statement of Qualifications and Financial Responsibility. Any additional information respecting financial responsibility, such as tenancy commitments, if any; statement of discussion with prospective tenants; equity commitments from other sources, if any; mortgage loan discussions and preliminary letters of commitment should be included. These documents should be clear and concise, leaving no margin for interpretation, in order to enable the Authority staff to properly evaluate all proposals.

After the staff of the Authority has reviewed and evaluated all the proposals and materials submitted with the Letters of Intent, they may recommend to the Authority the necessary public disclosure of the name of the developer, together with the names of its officers and investors, if any, and the terms of the proposal to be made, in compliance with the policies and procedures established by the Boston Redevelopment Authority and in accordance with Federal Regulations.

ng
SUGGESTED LETTER OF INTENT

DATE: FEB 17, 1982

Mr. William J. Mendes
South End Project Coordinator
One City Hall Square
Boston, MA 02201

Re: Rehabilitation of Building at

213-215 E. Berkeley St.
in the South End Urban
Renewal Area.

Gentlemen:

I am interested in rehabilitating the above-mentioned building
at 213-215 E. Berkeley St. - 221-223 E. Berkeley St.

If selected by the Boston Redevelopment Authority as developer of
the property, I intend to accomplish the following:

1. To rehabilitate the subject building substantially
in accordance with the suggested requirements, design
controls and objectives contained in the Developer's Kit.
2. To work with the COMMUNITY in making housing accommodations
available to community residents.
3. To carry out the proposed rehabilitation using conventional
financing.
4. As necessary or required, to retain _____
as architect for the proposed rehabilitation.
5. Upon conveyance of the property, construction will commence
within 90 days and be completed within 12 months thereafter.

Enclosed as part of this proposal are completed Public Disclosure Forms
H-6004, Part I and II, and statements from financial institutions indicating
my financial resources. The Public Disclosure Forms include the following:

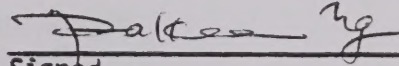
SUGGESTED LETTER OF INTENT
PAGE -2-

- a) Proposed number of dwelling units (d.u.) 4
b) Estimated cost of rehab per d.u. 20,000
c) Total estimated cost of rehab 80,000 108,000
d) Source and amount of equity funds 35,000

- e) Projected monthly rent per d.u. 300

I (do) (do not) intend to become an owner-occupant of the property after rehabilitation.

Sincerely,


Signed

PAK KEE NG
Name

482 TREMONT ST. #53, 02111
Address

426-2542
Telephone Number

persons will be sent or may purchase a "Developer's Kit" at the Boston Redevelopment Authority, One City Hall Square, South End. Staff members of the Authority will be available to potential developers for information and technical assistance.

Letter of Intent

Letters of Intent should include the Developer's name, address, financial statements, bank references, statement of available funds, history of the organization, name of the contractors to be used and schedule for completion of the proposed rehabilitation. In addition, the Letter of Intent should outline the Developer's plans and state how they will meet the objectives of the Authority. If the Developer is a contractor, the name of the corporate organization, principal officer and financial backers, previous completed projects, location, cost, architects, contractors and references should be included. Proposals will be evaluated on the basis of their conformity with Authority objectives, with State and City building and Zoning Codes, with the land use and building controls of the South End Urban Renewal Plan.

Submission of Letter of Intent

Letters of Intent should be addressed to the Boston Redevelopment Authority, William J. Hennes, Project Coordinator, One City Hall Square, Boston, Massachusetts 02201 and must be submitted on or before 3:00 P.M. February 25, 1982.

BOSTON REDEVELOPMENT AUTHORITY
SOUTH END URBAN RENEWAL AREA
(Mass. R-56)

February 1982

persons will be sent or may purchase a "Developer's Kit" at the Boston Redevelopment Authority, One City Hall Square. South End staff members of the Authority will be available to potential developers for information and technical assistance.

Letters of Intent

Letters of Intent should include the developer's name, address, financial statements, bank references, statement of available funds, history of the organization, name of the contractors to be used and schedule for completion of the proposed rehabilitation. In addition, the Letters of Intent should also outline the developer's plans and state how they will meet the objectives of the Authority. If the developer is a contractor, the name of the corporate organization, principal officer and financial backers, previous development experience, location, cost, architects, contractors and reference should be included. Proposals will be evaluated on the basis of their conformity with Authority objectives, with State and City building and Zoning Codes, with the land use and building controls of the South End Urban Renewal Plan.

Submission of Letter of Intent

Letters of Intent should be addressed to the Boston Redevelopment Authority, William J. Mendes, Project Coordinator, One City Hall Square, Boston, Massachusetts, 02201 and must be submitted on or before 5:00 P.M. February 26, 1982.

*Owner
please fill out
form*

PART I

HUD-6004
(9-69)REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: PAK Kee NG
ANGELA W.K. NG
- b. Address and ZIP Code of Redeveloper: 482 TREMONT ST. #53, BOSTON, MA.
02116
- c. IRS Number of Redeveloper: _____
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

B.R.A.

(Name of Local Public Agency)

in CITY HALL

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of MASSACHUSETTS
is described as follows²

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of _____:

- ☐ A corporation.
- ☐ A nonprofit or charitable institution or corporation.
- ☐ A partnership known as N/A
- ☐ A business association or a joint venture known as _____
- ☐ A Federal, State, or local government or instrumentality thereof.
- ☐ Other (explain) _____

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization: _____
5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows: _____

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

N/A

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

N/A

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

N/A

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$80,000 \$
- b. Cost per dwelling unit of any residential redevelopment. \$20,000 \$
- c. Total cost of any residential rehabilitation \$80,000 \$
- d. Cost per dwelling unit of any residential rehabilitation \$20,000 \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT		ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
1ST FLOOR (OCCUPANT)		\$	\$
2nd Floor	3 BEDROOM	300	
3rd Floor	3 BEDROOM	300	
4th Floor	3 BEDROOM	300	

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals;
NO PARKING facilities,

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We) Patricia Ng Angela W.K. Ng
certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: FEB. 17, 1982

Dated: FEB. 17, 1982

Patricia Ng
Signature

Angela W.K. Ng
Signature

Title

Title

482 TREMONT ST. #53
Address and ZIP Code

482 TREMONT ST. #53
Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.
² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

PART II

HUD-1004
(7-77)

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 2b is Answered "Yes.")

1. a. Name of Redeveloper: PAK-KEE NG
- b. Address and ZIP Code of Redeveloper: 482 TREMONT ST. #53
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

B.R.A.
(Name of Local Public Agency)

in CITY @ HALL
(Name of Urban Area or Redevelopment Project Area)

in the City of Boston, State of MASSACHUSETTS
is described as follows:

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☒ NO
- If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of SUBMIT UPON REQUEST, 19____, is as reflected in the attached financial statement.
- (NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

- b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

- N/A
5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

PROVIDENT SAVINGS BANK
43 KNEELAND ST. BOSTON, MA.

AMOUNT

\$ 35,000

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT

\$

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

\$

MORTGAGES OR LIENS

\$

N/A

7. Names and addresses of bank references:

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

N/A

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

N/A

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

N/A

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

a. Name and address of such contractor or builder:

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?

☐ YES ☒ NO

If Yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ _____.

General description of such work:

N/A

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT

DATE TO BE
COMPLETED

\$

N/A

e. Outstanding construction-contract bids of such contractor or builder:

HUD-6004
(7-87)

AWARDING AGENCY

AMOUNT
\$

DATE OPENED

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I, (We) Patricia Ng Angela W. K. Ng
certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: FEB 17, 1982

Dated: FEB 17, 1982

Patricia Ng
Signature

Angela W. K. Ng
Signature

482 TREMONT ST. #53
Title
Address and ZIP Code

482 TREMONT ST. #53
Title
Address and ZIP Code

¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

M E M O R A N D U M

SEPTEMBER 16, 1982

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
TENTATIVE DESIGNATION OF REDEVELOPER OF
RE-USE PARCEL SE-81/221-223 EAST BERKELEY STREET

SUMMARY: This memorandum requests that the Authority tentatively designate Mr. Pak Kee Ng as redeveloper of Re-use Parcel SE-81 in the South End Urban Renewal Area.

Parcel SE-81 is a mixed-use, four-story building on approximately 1,400 square feet of land, located at 221-223 East Berkeley Street in the South End Urban Renewal Area, Project No. Mass. R-56. The building was readvertised, on February 6, 1982 for Sale Housing.

Mr. Pak Kee Ng, presently residing at 482 Tremont Street, Boston, Massachusetts in the South End Urban Renewal Area, has expressed interest in acquiring and developing 221-223 East Berkeley Street. The submitted proposal envisions the rehabilitation of 221-223 East Berkeley Street as four residential units, only his plans do not envision the retention of the present commercial tenant.

Therefore, the current tenant, John Ornellas d/b/a John's Coffee Shop, will not be retained and has agreed to relocate. In addition, Mr. Ornellas and his Attorney John Downey have stated that he is not in a position to rehabilitate 221-223 East Berkeley Street due to financial reasons.

Once Mr. Ng is designated as a tentative developer, he will contract an architect who will submit a proposal for the rehabilitation which will conform with this Authority's standards, guidelines and renewal plan. Financing will be obtained from a private lending institution.

I, therefore, recommend that the Authority tentatively designate Mr. Pak Kee Ng as redeveloper of Re-use Parcel SE-81 in the South End Urban Renewal Area.

An appropriate resolution is attached.



Parcel SE-81
221-223 East Berkeley St.

LESTER J. ROTCH
PLAYGROUND

49e

EXPRESSWAY

PARKING AREA

PARKING AREA

PARKING AREA

PARKING AREA

PARKING AREA

PARKING AREA

PARKING AREA

PARKING AREA

PARKING AREA

PARKING AREA